



Shipyard

GENERAL POLICIES

REVISED 12.3.21



SHIPYARD
Property Owners Association

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I. History of Shipyard

When Charles Fraser developed the first plantation on Hilton Head Island in 1957, he instituted a master land use plan that blended with and accentuated the natural beauty of the Island. The second plantation to be developed for residential purposes was Shipyard Plantation. Much like its Sea Pines predecessor, Shipyard was developed with special consideration given to complementing rather than competing with nature.

There are approximately 2,100 density units in Shipyard with an unusual combination of resort, residential and commercial interests. Nestled in among the trees are twenty-seven holes of golf, twenty tennis courts, a 338 room beach-front hotel, a world-class Health Institute, 255 residential lots, and approximately 400 timeshare units and 1,000 condominium units.

In the late 1980's Shipyard Property Owners' Association was organized to provide homeowner management of Shipyard Plantation. Its authority was derived from the original developer, the Hilton Head Company, by Assignment of the Declarant Rights that mandate enforcement of protective Covenants and Restrictions. After several years of operation under thirty-two individual sets of covenant, the Shipyard Property Owners' Association adopted a uniform set of Covenants in 2002 that define how the property in the neighborhood can be used.





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II. Board of Directors and Management

Restrictive Covenants and By-laws that are on file in the Beaufort County Office of the Register of Mesne Conveyances govern Shipyard Property Owners' Association. It is these Protective Covenant Restrictions and By-laws that provide for a SPOA Board of Directors to govern the operation of the community.

The management of Shipyard is under the direction of a 24 person Board of Directors. The Board includes representation from all commercial, resort and residential elements of the property. Directors serve a two-year term by appointment or election within their varied areas. There are 10 board meetings a year and an annual meeting of the entire association in early March. Under their guidance of the Board of Directors, on-site personnel manage the day-to-day operations. The General Manager along with the Director of Safety & Security and the Administrative Operations Manager coordinate the in-house security and additional subcontract services required for the operation of the common areas of the property.





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III. General Guidelines to Living in Shipyard

◇ Property Access:

PURPOSE: To define the limitations and controls for access to Shipyard

POLICY: It is the policy of Shipyard Property Owners' Association (SPOA) to control access to the property by means of a pass/decal system. These rules are established by the Shipyard Property Owners' Association Board of Directors. Shipyard Security, which is licensed and certified by the South Carolina Law Enforcement Division (SLED) will manage and enforce this policy. Accordingly, all vehicles or persons entering Shipyard must possess and display a pass or decal to demonstrate authorization as required.

ENTRY GATES: There are two gate to enter Shipyard, 278 Parkway Gate and the Pope Avenue Gate.

The Association reserves the right to deny admission to any person or conveyance that does not meet proper access requirements for residential, commercial or resort entrance. To enter, a vehicle must display a proper decal, daily pass, temporary pass, domestic pass, staff decal or real estate pass. For additional information of specific access policies, contact the Security office at Shipyard Welcome Center for a copy of the Guide to Shipyard Security and Access Policies.



III. General Guidelines to Living in Shipyard

B. Animals in Shipyard:

1. Alligators: There are many animals that reside in and around Shipyard and Hilton Head Island, South Carolina. One of the most common is the American Alligator. It is imperative that owners and guests refrain from feeding, harassing, or approaching the alligators. If an alligator is fed, it associates people with food and loses its natural inclination to remain at a safe distance. Alligators also prefer 70-degree weather conditions and will be most visible on the lagoon banks and in the lagoons during these temperatures. Shipyard POA respects the life of the natural inhabitants and asks all owners and guests to respect them and their habitat.

2. Domestic Animals: No animals, livestock or poultry of any kind may be raised or permitted within Shipyard with the exception of dogs, cats or other usual and common household pets. All owners, renters and guests shall remove their pet's waste from the common areas and all other properties. Dogs must be kept in accordance with the Beaufort County "Leash Law," and they may not be tied or left unattended outside. In accordance with Town Code no dog or cat may bark or meow to such an extent to interfere materially with or affect the health, comfort, peace or quiet of any other person.

3. Fishing: Fishing is permitted in the common area lagoons, but owners and guests should not park along the roadside areas. Catch and release is recommended.



III. General Guidelines to Living in Shipyard

◇ Assessments and Fees:

Every property owner in Shipyard pays an annual fee to the Shipyard Property Owners' Association to cover the costs of operating the common areas of the property. This fee is approved by the SPOA Board of Directors and is based on the budgetary needs for the coming year. The annual invoice is forwarded January 1st of each year and is due upon receipt. The funds collected are for the operation of security and maintenance of common roads, grounds, buildings, bike paths, and lagoons. Additional fees may be charged for interest on late assessment payments or for Covenant or Architectural Review Board fines. A schedule of fines for violations is recommended by each Committee and approved by the SPOA Board of Directors. Each Committee has procedures for any appeals.

◇ Beach Club Use and Rentals:

All property owners may access the beach at the Beach House and use the restroom during daytime hours of operation. The private Beach Club may be rented by an owner for a private party and can be reserved by contacting the Beach Club Coordinator.

◇ Bicycles and Leisure Paths:

Shipyard has several miles of leisure paths available for jogging, biking, walking, and skating. All bikes used within Shipyard should comply with State regulations and have an operating bell and light. All owners and guests should exercise caution while using the paths and remember that they are multipurpose paths.



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◇ Commercial Contractors and Work Times:

All commercial contractors must purchase a decal or a pass to work within Shipyard. This pass gives them access to and from the work site only. Work is only permitted from 7:00 a.m. to 7:00 p.m. on weekdays. Management must approve weekend work. No work is permitted on holidays.

◇ Easements Reserved:

The Association reserves the right to grant or amend easements over any part of the common properties for utilities, drainage or other such Board approved reasons. The Association also reserves easements for maintaining utility services over and under ten feet of land adjacent to each side of the property as shown by reference in the plats or records.

◇ Fire Pits:

Recreational fires are defined as fires contained within a commercially built and ARB approved structure. Recreational fires are restricted to burning logs and charcoal. Burning of any trash or rubbish is prohibited. Failure to comply with this rule may result in a violation being issued and or fines levied. To build an outdoor fire pit/ fire-place, you must apply for a permit with the ARB and the Town Building Division.



III. General Guidelines to Living in Shipyard

◇ Fences:

No fences or fencing type barrier of any kind shall be placed, erected, allowed, or maintained upon any unit or Commercial parcel without the prior written consent of the Architectural Review Board. The Board shall have the right to erect fencing of any type considered appropriate or reasonable by the Board at any location on the common areas. The only location that Residential fencing would be considered by the ARB would be immediately around swimming pools and within the building setback lines. Type and height of fence would have to be approved by the ARB. Fencing will not be allowed around properties for enclosing an area for pets or to prevent wildlife from entering a property. Fences should maintain a reasonable scale and complement the house.

◇ Hurricane Shutters:

Hurricane shutters must be removed within two weeks after official recovery of the storm, or after a reasonable period of time.

◇ Mailboxes:

All residential homes will have a uniform mailbox and 911 identification sign. Please contact the Membership Coordinator at the Welcome Center for owner installation and repair costs. The costs of the 911 signs and mailboxes are the owner's responsibility.



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◇ Non-Conforming Vehicles:

No boat, motor home, trailer or recreational vehicle or trailer may be left upon any portion of Shipyard for longer than 48 hours without the written consent of SPOA unless it is stored in a garage. Access permitted once per season. The Covenants define the recreational vehicle to include motor homes, boats, trailers, motorcycles, mini-bikes, scooters, go-carts, campers, buses, vans, jet skis or jet ski trailers, (Mini-vans are not included in the term van.) Due to various commercial access agreements, the above does not apply to certain commercial entities within the property.

Please note that regimes may have further restrictions regarding non-conforming vehicles, and residents may not exercise this option on repeat entrances

◇ Landscape Debris:

Shipyard does not provide pick up for yard or landscape debris. The regime, commercial entity or owner individual must contract this service. Landscape debris cannot be staged on the roadside or remain unscreened for more than a brief period.

◇ Motorcycles and Mopeds:

Motorized vehicles are not permitted into the residential or regime areas unless they are garaged and display a property owner's decal. They are permitted access only to and from the Sonesta or other commercial entity with specified commercial access easements. Rental mopeds are not permitted on the property.



III. General Guidelines to Living in Shipyard

◇ Parking:

Vehicles need to be parked in designated parking spaces or residential driveways or garages.

◇ Roadside Parking:

Parking along the roadsides is discouraged. This rule may be waived for temporary periods of time for special functions, but no overnight parking is permitted.

◇ Skateboards and Roller Blades:

Limited use of skateboards and roller blades are permitted on the leisure paths. Owners and guests need to exercise great caution on the paths and yield to the slower means of transportation on the paths.

◇ Signs, Flags, and Banners:

No sign, flag, or banner of any kind (except for the American flag, National Flags, South Carolina State flag, and sports team's flags) shall be erected by an owner or any occupants without the written consent of the Shipyard Architectural Review Board. This includes for sale signs on vehicles or windows. Political signs, flags, or banners are not permitted.

◇ Solar Panels:

Application for the addition of solar panels must be submitted to the ARB for approval.



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◇ Solicitation:

No door-to-door solicitation of any kind is permitted within Shipyard. Mailboxes may not be used for any type of distribution other than the U.S. mail.

◇ Trash:

All garbage cans, woodpiles and landscape debris shall be located or screened as to be concealed from view of neighboring streets and property. All rubbish, trash and garbage shall be regularly removed and shall not be allowed to accumulate. Trash cans may not be staged on roadsides.

Please keep Shipyard beautiful for everyone to enjoy. If you have any questions or concerns about the Shipyard Guidelines, stop by the Welcome Center or give us a call at 843-785-3310 ext. 1000

